

**ZONING BOARD OF ADJUSTMENT  
DECEMBER 6, 2022  
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair  
Ashly Schilling, Place 3  
Athena Campbell, Place 4  
Joyce Fiaccone, Alternate 1

Members absent

Pamela Keith, Place 2  
Lisa Skier, Place 5

Staff present

Logan Thatcher, Assistant to the City Manager  
Lindsay Wells, City Secretary  
Alecia Kreh, City Attorney

**1. CALL TO ORDER**

Chairman Cisneros called the meeting to order at 6:01 p.m.

**2. EXECUTIVE SESSION**

**A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.

**Motion:** Motion was made by Member Schilling and seconded by Member Campbell to convene into Executive Session. Time: 6:01 p.m.

Motion carried by a vote of 4-0.

**B. Reconvene:** Action necessary on items discussed in Executive Session

Chairman Cisneros reconvened into open session. Time 6:10 p.m.

**3. PUBLIC COMMENTS**

None.

## **REGULAR AGENDA**

### **4. Administer Oath of Office**

City Secretary Lindsay Wells administered the Oath of Office to Jorge Cisneros, Place 1, Ashly Schilling, Place 3, Athena Campbell, Place 4, and Joyce Fiaccone, Alternate 1.

### **5. Approve minutes from the July 12, 2022 Zoning Board of Adjustment meeting.**

**Motion:** Motion was made by Member Campbell and seconded by Member Schilling to approve the July 12, 2022 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 4-0.

### **6. Approved ZBA 2022-0755, a request for a variance to increase the lot coverage maximum for the property described as Lot 27, Block 84, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3545 Granada Drive, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented ZBA 2022-0755 a variance to increase the lot coverage maximum for the property described as Lot 27, Block 84, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3545 Granada Drive, Richland Hills, Texas 76118. The property is a 13,142 square foot lot with a 1,975 square foot single family residence in the SF-7 zoning district.

Mr. Thatcher advised that the applicant, Arthur Jones, is requesting a Variance to add 300 square feet to his lot coverage to complete a room addition. The room addition is 1,050 square feet. When the applicant came to pull a permit for the addition, staff reviewed the plans and found that the addition would not meet lot coverage requirements. The addition is 300 square feet past the requirement. For SF-7 Zoning district the Lot Coverage is 40 percent maximum.

Chairman Cisneros opened the Public Hearing at 6:22 p.m. and asked to hear from any proponents followed by opponents of the case.

Anthony Jones, 3545 Granada Drive, Richland Hills, advised that he is the applicant's son and he and his family moved in with his father shortly after his mother passed away. He explained that he and his wife work from home and the proposed addition would help provide a work area and separate living space. If the variance is not approved, they may need to move out of the city for more space.

Discussion ensued regarding if there is a precedence for this type of variance in the city.

Mr. Thatcher advised that he was unsure if an issue similar to this had previously been considered.

Nancy Kearney, 105 Heneretta Drive, Hurst, expressed that she is in favor of granting the variance.

Cecil Kearney, 105 Heneretta Drive, Hurst, advised that he owns property behind the applicant and does not want a business operating out of the home.

Woody Hatcher, resident, expressed his opinion that the variance should be approved. The applicant lost his wife and he should get to stay in his home with family.

Chairman Cisneros closed the Public Hearing at 6:32 p.m.

Discussion ensued regarding allowable approved variances and citizens petitioning for changes to zoning requirements.

The Board asked additional questions of Anthony Jones including building materials and building a second story on the property versus expanding the current floorplan.

Mr. Jones advised that a professional builder would be employed and using professional materials. Additionally, he stated that a second floor had been considered but would look obtrusive and out of place on the street.

**Motion:** Motion was made by Member Campbell and seconded by Member Schilling to deny ZBA 2022-0755, a request for a variance to increase the lot coverage maximum for the property described as Lot 27, Block 84, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3545 Granada Drive, Richland Hills, Texas 76118.

Motion passed by a vote of 4-0.

## 7. ADJOURNMENT

**Motion:** Motion was made by Member Campbell and seconded by Member Schilling to adjourn.

Motion carried by a vote of 4-0.

There being no further business to come before the Zoning Board of Adjustment, Chairman Cisneros declared the meeting adjourned at 6:46 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Rawlinson, City Secretary

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Jorge Cisneros, Chairman